

## 72 Kenilworth Place, West Cross, Swansea, City & County Of Swansea, SA3 5LP

**Offers Over £200,000**

Nestled in the desirable location of Kenilworth Place, West Cross, this charming three-bedroom home offers an excellent opportunity for first-time buyers. Boasting partial sea views from the lounge, dining room, and kitchen, this property enjoys a light and airy feel throughout. With no onward chain, it presents a hassle-free purchase.

The accommodation is thoughtfully arranged across two floors. The lower ground floor features three well-proportioned bedrooms, providing a comfortable and peaceful retreat, along with a family bathroom. Upstairs, the first floor enjoys a spacious layout with a welcoming lounge, a separate dining room, a well-appointed kitchen, and a convenient cloakroom.

Externally, the property benefits from a patio seating area, perfect for alfresco dining with ample space for outdoor furniture. Situated on a 0.02-acre plot with a total floor area of 1103 square feet, the home offers a manageable yet generous living space. Its proximity to the vibrant village of Mumbles ensures easy access to local amenities, picturesque coastal walks, and a wealth of cafes, shops, and restaurants. This is a fantastic opportunity to secure a well-located home in a thriving community, combining convenience, comfort, and beautiful surroundings.



### Entrance

Via a frosted double glazed PVC door into the hall.

### Hall



With a door to a storage cupboard. Stairs leading down to the lower ground floor. Stairs leading up to the landing.

### Lower Ground Floor

Door to storage cupboard. Door to bathroom. Doors to bedrooms. Radiator.

### Bathroom 5'11" x 6'4" (1.814 x 1.946 )



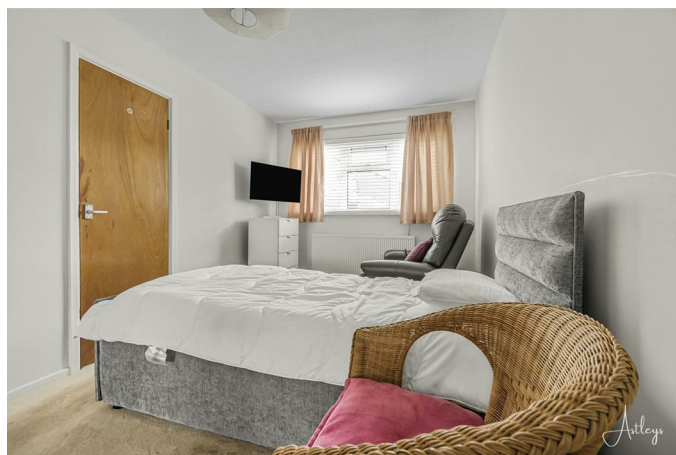
Well appointed bathroom suite. Frosted double glazed window to the side. Suite comprising bathtub with shower over. WC. Wash hand basin. Chrome heated towel rail. Tiled walls.

### Bedroom One 15'7" x 8'10" (4.769 x 2.704 )



You have a set of double glazed windows to the rear offering partial sea views. Radiator. Door to built-in storage cupboard.

### Bedroom One



### Bedroom Two 9'1" x 10'5" (2.781 x 3.199 )



You have a set of double glazed windows to the rear. Radiator.

### Bedroom Three 9'8" x 8'7" (2.962 x 2.618 )



You have a set of double glazed windows to the rear. Radiator. Door to built-in storage cupboard.

### Bedroom Three



### Landing

### Cloakroom 5'11" x 3'10" (1.823 x 1.187 )

Frosted double glazed window to the side. Suite comprising WC & wash hand basin.

### Dining Room 10'8" x 10'4" (3.26 x 3.15)



With an opening to the kitchen. Opening to the lounge. Double glazed windows to the rear offering partial sea views of Swansea Bay and beyond. Radiator.



### Kitchen 9'7" x 7'9" (2.930 x 2.382 )



With a set of double glazed windows to the rear again offering partial sea views of Swansea Bay and beyond. Kitchen itself is fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Space for cooker. Space for washing machine. Space for fridge freezer. Integral dishwasher. Radiator. Tiled floor. Part tiled walls.

### Lounge 15'8" x 20'4" (4.792 x 6.200 )

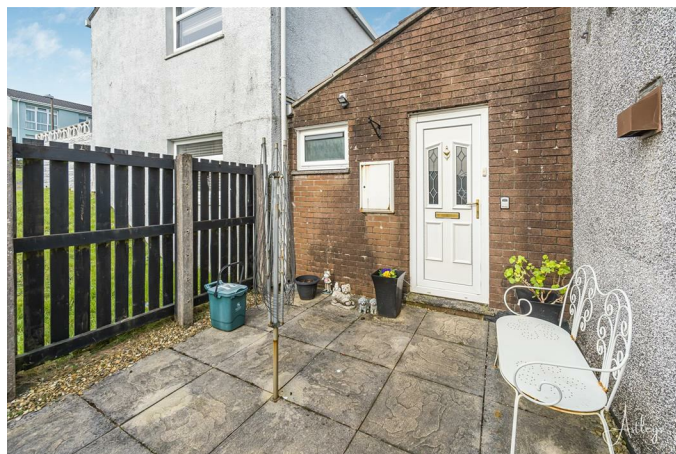


You have a set of double glazed windows to the rear again offering partial sea views of Swansea Bay and beyond. Radiator. Electric fire set on marble hearth with wood surround.

### Lounge



### External



You have a patio seating area with ample room for tables and chairs.

**Another Aspect**



**Aerial Aspect**



**Aerial Aspect**



**Aerial Aspect**



**Services**

Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, O2, Three & Vodafone.

**Council Tax Band**

Council Tax Band - D

**Tenure**

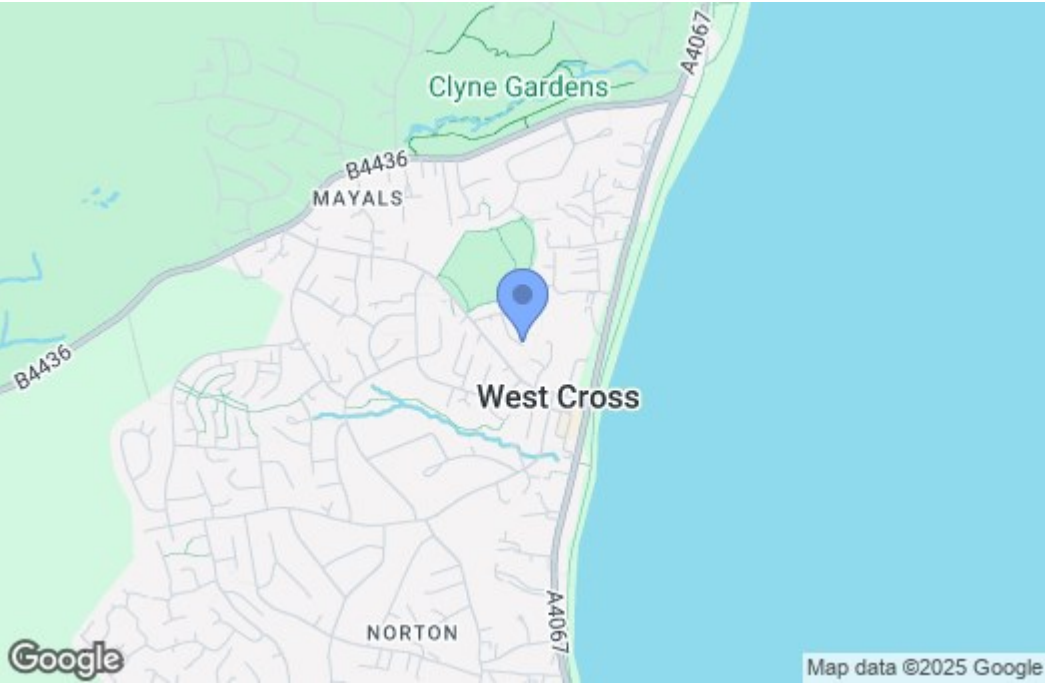
Freehold.



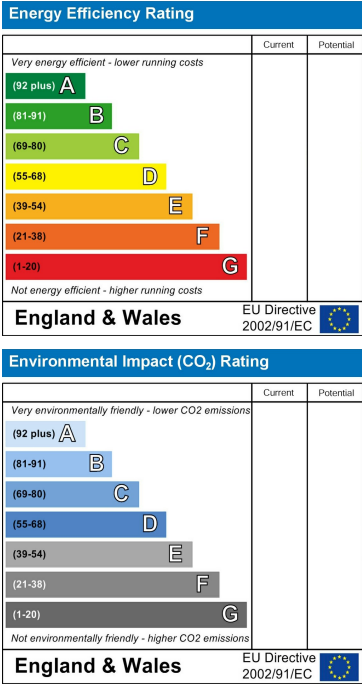
Floor Plan



Area Map



Energy Efficiency Graph



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